

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	Bankruptcy No. 19-24140-GLT
	:	
MICHELLE OLAH	:	Chapter 7
	:	
<i>Debtor</i>	:	
	:	
Natalie Lutz Cardiello, Trustee	:	
	:	
Movant	:	
	:	
v.	:	
	:	
United States of America, Internal	:	
Revenue Service; Commonwealth of	:	
Pennsylvania, Department of Revenue;	:	
Allegheny County; Township of South	:	
Park; South Park School District; Jordan	:	
Tax, Service Lakeview Loan Servicing,	:	
LLC; and M & T Bank	:	
	:	
Respondents	:	

**REPORT OF SALE**

A sale hearing was conducted on December 3, 2020, in connection with the sale of 5501 Thelma Ave., South Park, PA 15129 to James S. Bright. The sale price was \$147,600. Closing was held on December 29, 2020, and the bankruptcy estate received a buyer's premium of \$10,000. A copy of the settlement statement is attached hereto and incorporated herein.

The proceeds will be held by the Trustee pending further Order of Court.

Respectfully submitted,

/s/ Natalie Lutz Cardiello

Natalie Lutz Cardiello, Trustee  
107 Huron Drive  
Carnegie, PA 15106  
ncardiello@cardiello-law.com  
(412) 276-4043

American Land Title Association

ALTA Settlement Statement - Combined

Adopted 05-01-2015

File No./Escrow No.: 20031  
 Print Date & Time: 12/28/2020 7:15:10 AM  
 Officer/Escrow Officer: Avid Settlement, Inc.  
 Settlement Location:

Property Address: 5501 Thelma Avenue, South Park, PA 15129  
 Buyer: James S. Bright  
 1036 Summit Street, McKeesport, PA 15132  
 Seller: Natalie Lutz Cardiello, as Trustee for Bankruptcy Estate of Michelle Olah, Bankruptcy Case No. 19-24140-GLT  
 Lender: Plaza Home Mortgage, Inc.  
 500 Edgewater Drive Wakefield, MA 01880  
 Type of Loan: VA Loan #: 2020010170 MIC #: 11-11-6-0326771  
 Settlement Date: 12/29/2020  
 Disbursement Date: 12/29/2020

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$147,600.00	Sales Price of Property	\$147,600.00	
		Deposit including earnest money		\$7,380.00
		Loan Amount		\$150,994.00
		<b>Prorations/Adjustments</b>		
	\$3.32	City/Town Taxes from 12/29/2020 to 12/31/2020	\$3.32	
	\$5.06	County Taxes from 12/29/2020 to 12/31/2020	\$5.06	
	\$1,604.39	School Tax from 12/29/2020 to 6/30/2021	\$1,604.39	
		<b>Loan Charges to Plaza Home Mortgage, Inc.</b>		
		500 Edgewater Drive Wakefield, MA 01880		
		Points to Plaza Home Mortgage, Inc.	\$340.47	
		Prepaid Interest from 12/29/2020 to 1/1/2021	\$30.90	
		<b>Other Loan Charges</b>		
		Appraisal Fee to Regis Iovino Appraisal Company	\$525.00	
		Credit Report Fee to Metro Advisor Group, LLC FBO Credit Plus	\$85.24	
		VA Funding Fee to Department of VA	\$3,394.80	
		Verification Fee to Metro Advisor Group, LLC	\$87.40	
		<b>Impounds</b>		
		Aggregate Adjustment	-\$838.75	
		COUNTY TAX 12 per month for \$44.54/mo.	\$534.48	
		Homeowner's Insurance 3 per month for \$44.75/mo.	\$134.25	

		LOCAL TAX 11 per month for \$33.74/mo.	\$371.14	
		SCHOOL TAX 6 per month for \$265.95/mo.	\$1,595.70	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Title - Closing Protection Ltr to Chicago Title	\$125.00	
		Title - Document Prep Fee to AVID SETTLEMENT	\$95.00	
		Title - Lender's Endorsements: to AVID SETTLEMENT (100/300/900)	\$300.00	
		Title - Lender's Title Insurance (\$150,994.00) to AVID SETTLEMENT	\$1,315.70	
		Title - Notary Fee to AVID SETTLEMENT	\$15.00	
\$350.00		Title - Settlement Fee to AVID SETTLEMENT	\$150.00	
		<b>Commission</b>		
\$2,952.00		Real Estate Commission to Berkshire Hathaway	\$295.00	
\$2,952.00		Real Estate Commission to BK GLOBAL		
\$2,952.00		Real Estate Commission to Exp Realty, LLC		
		<b>Government Recording and Transfer Charges</b>		
		Record Deed: to Recorder of Deeds	\$181.75	
		Record Mortgage: to Recorder of Deeds	\$181.75	
\$738.00		Transfer Tax Deed County to State of Pennsylvania	\$738.00	
\$738.00		Transfer Tax State Deed to City / County	\$738.00	
		<b>Payoff(s)</b>		
\$138,295.77		Payoff of First Mortgage Loan		
		Principal Balance (\$138,376.37)		
		Interest on Payoff Loan (\$0.00)		
		Additional Payoff fees (\$0.00)		
		<b>Miscellaneous</b>		
		Buyers Premium to Natalie A. Cardiello	\$10,000.00	
		Homeowner's Insurance Premium to TRAVELERS INSURANCE	\$537.00	
\$195.00		Lien Letters/ Tax Certs to AVID SETTLEMENT		
		Recycle Bin to Township of South Park	\$16.00	
\$20.00		Wire Payoff Fee to AVID SETTLEMENT		
\$20.00		Wire Proceeds to AVID SETTLEMENT		

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$149,212.77	\$149,212.77	Subtotal	\$170,161.60	\$158,374.00
		Due From Borrower		\$11,787.60
		Due From Seller		
\$149,212.77	\$149,212.77	Totals	\$170,161.60	\$170,161.60


ALTA Settlement Statement Acknowledgment

Buyer: James S. Bright  
1036 Summit Street, McKeesport, PA 15132  
Seller: Natalie Lutz Cardiello, as Trustee for Bankruptcy Estate of Michelle Olah, Bankruptcy Case No. 19-24140-GLT  
Lender: Plaza Home Mortgage, Inc.  
500 Edgewater Drive Wakefield, MA 01880  
Settlement Agent: Avid Settlement, Inc.  
Settlement Location:  
Loan Information: Type of Loan: VA Loan #: 2020010170 MIC #: 11-11-6-0326771  
Settlement Date: 12/29/2020  
Disbursement Date: 12/29/2020  
Property Address: 5501 Thelma Avenue, South Park, PA 15129

We/I have carefully reviewed the ALTA Settlement Statement prepared by Avid Settlement, Inc. and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Avid Settlement, Inc. to cause the funds to be disbursed in accordance with this statement.

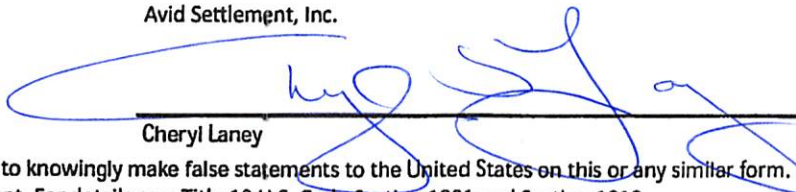
Natalie Lutz Cardiello, as Trustee for Bankruptcy Estate of Michelle Olah, Bankruptcy Case No. 19-24140-GLT

By:   
Natalie Lutz Cardiello, Trustee Seller

  
James S. Bright

Borrower

Avid Settlement, Inc.

  
Cheryl Laney

WARNING: Is it a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

File #20031